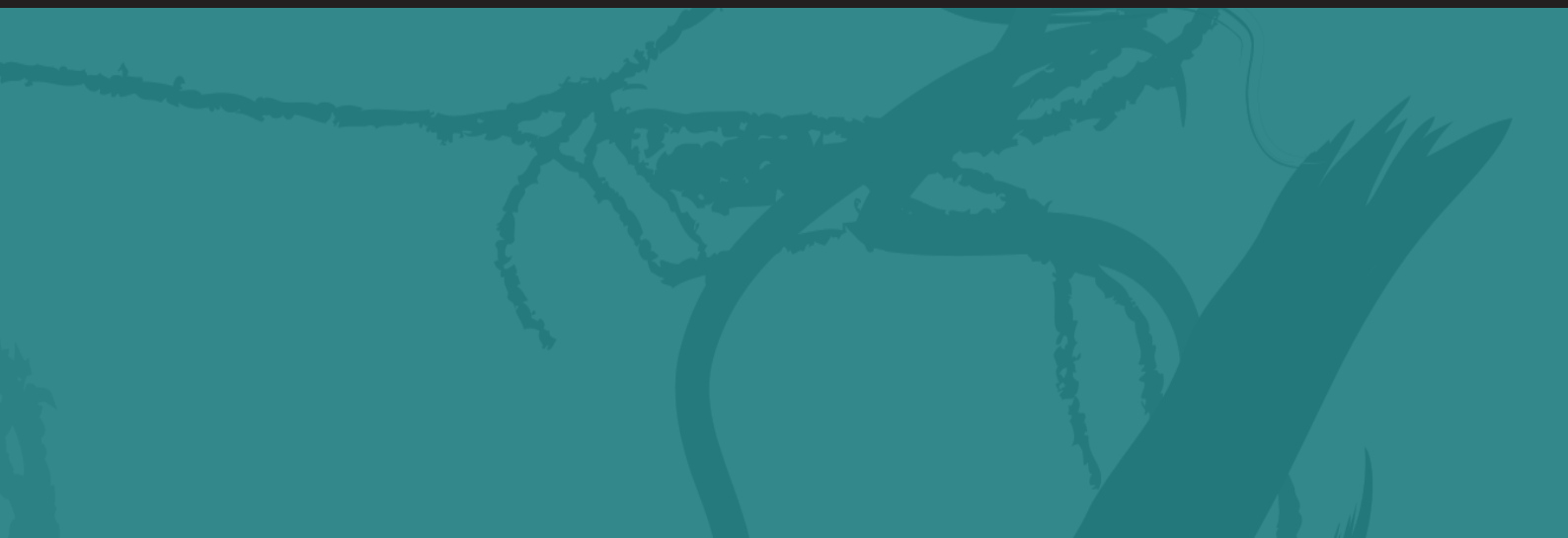


NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



CHAPTER N6: NORTH NOWRA



Chapter N6: North Nowra

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1 Purpose

The purpose of this chapter is to guide the subdivision and **development** of the residential area of Condie Crescent/ Illaroo Road.

Advisory Note: In addition to the provisions outlined in this Chapter, you must refer to the supporting map: Chapter N6 – Map 1.

2 Application

This chapter applies to land fronting Illaroo Road and Condie Crescent, North Nowra as shown in Figure 1 below.

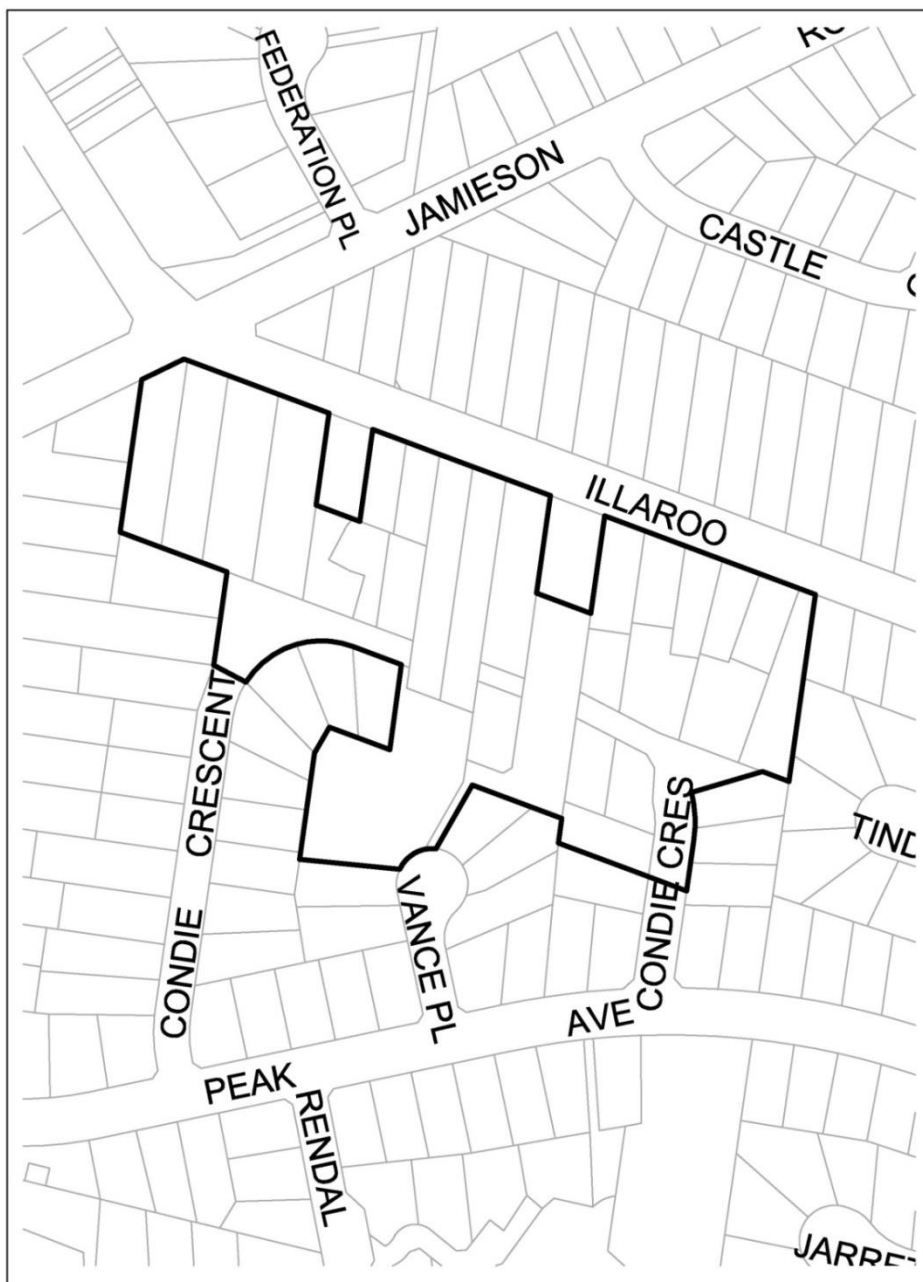


Figure 1: Subject Land Map

3 Context

This chapter provides information and **development** controls needed to prepare applications for **development** in Condie Crescent/Illaroo Road.

4 Objectives

The objectives are to:

- i. Enable deep blocks to be subdivided in an orderly fashion.
- ii. Ensure residential amenity is maintained.
- iii. Ensure each lot has a reasonable vehicular access and an identifiable address to a public thoroughfare.

5 Provisions

This section provides information and **development** controls needed to prepare applications for **development** in the precinct.

5.1 Application

As part of a **development** application, you must demonstrate how your **development** generally complies with the map. **Council** may approve some minor variations without amending the plan, where **Council** is satisfied **development** meets the objectives of the plan.

5.2 Implementation

- a) For **development** to occur, you must demonstrate that:
 - Access can be constructed from an existing public road; and
 - Utility services can be connected to exiting systems.
- b) Land required for road and footpath construction must be in accordance with the map and be dedicated as public road.
- c) You should consider innovative construction techniques for any subdivision application i.e. grass swales with low flow pipes, reduced road widths and common trenching for utility services.
- d) You must construct the vehicle access ways between the proposed turning circles, as shown on the map, in exposed aggregates, patterned concrete or similar to highlight the low speed access areas.

5.3 Fencing

If your property fronts Condie Crescent, your fence can not exceed 900mm in height in front of the front building line to allow better integration between front gardens and streetscapes.

5.4 Landscaping

You must demonstrate how your **development** implements the landscape principles plan as part of any subdivision or redevelopment application. The landscape principles plan only relates to the land to be dedicated as public road i.e. driveway access or pedestrian/cycleway path (11m in width).

5.5 Lighting

Street lighting must be installed within the public road system and bollard lights be provided along the pedestrian/cycleway link to provide adequate security lighting.

5.6 Utilities

Common trenching for underground power, phone and water services is encouraged. Particularly within the 11m wide area to be dedicated to **Council** for use of driveway access and the walkway to ensure landscaping principles can be achieved.

5.7 Drainage

Drainage is to be minimised for the cycle/pedestrian link by utilising the proposed pathway and providing for landscaped mounding to the low side. Stormwater is to be directed to the existing and proposed drainage network.

5.8 Building Standards

Your **development** must be designed to address the new street frontages and subdivision layout should take advantage of north-south orientation for energy-saving building design.

6 Advisory Information

6.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application.

Council Policies & Guidelines	<ul style="list-style-type: none">• Open Space Strategy• Contributions Plan• Housing Strategy
External Policies & Guidelines	<ul style="list-style-type: none">• AUSTROADS – A Guide to the Hydraulic Design of Bridges, Culverts and Floodways• AUSTROADS – A Guide to the Structural Design of Road Pavements• AUSTROADS – Bridge Design Code 1992• AUSTROADS – Waterway Design 1994• RTAD 96/6 – <i>Use of Traffic Calming Devices at Pedestrian Crossings</i>• Australian Standards• AADT
Legislation	<ul style="list-style-type: none">• Nil
